

**IN ORDER TO PASS INSPECTIONS OF A MANUFACTURED/MOBILE HOME  
THE FOLLOWING MUST BE COMPLETED:  
828-287-6035 (fax 828-287-6338)**

**MUST CALL PERMIT NUMBER AND OWNERS FOR ALL INSPECTIONS**

**1. For Single Wide**

- A. "ALL MASONRY UNDERPINNING" MUST MEET SECTION 4.4.5 of STATE OF NORTH CAROLINA FOR MANUFACTURED/MOBILE HOME CODE.
- B. All homes shall have ventilation if skirted. Call office for amount required.
- C. Access shall be provided to the crawl space by either a minimum 18 inches high by 24 inches wide (18" x 24") door or by panels which are removable without the use of tools.

**2. Blocking & Tie downs must be completed.**

If older model trailer or new trailer which requires overhead ties, they must be installed.

Require certificates of results for penetrometer test and torque value for type anchors used prior to a final.

Any manufactured/mobile home which has over ¼ of area over 36" from rail to ground (see sec. 4.5.7 on back of this sheet).

**3. Electrical work must be completed from trailer to meter base.**

**4. Sewer lines must be connected to sewer system (private tank or public sewer).**

If owner changes sewer pipe type from ABS (black) to PVC (white), he must use a no-hub connector or an approved connector.

- A. If a mobile home drainage or water system is not factory installed, then it would not fall within the purview of 21 NCAC 50.0506 (A), and the Licensing Requirement of General Statutes Chapter 87, Article 2 would apply. Would require North Carolina Licensed Plumbing contractor to hook up sewer and/or water.

**5. Water supply to the trailer must be connected!**

If water is supplied from well, work must be completed along with electrical connection.

**6. Steps (stairs) and handrails must be as wide as doors at each exit.**

- 1. Steps must be either metal, treated wood, brick, or block (brick or block must be cemented together).
- 2. When more than thirty inches high, steps must have handrails on both sides.
- 3. Requirements for treads and risers on back of this sheet!

**NOTE:** Inspection requests shall be as follows: Original permits issued shall include two (2) trip inspections. Should a third (3<sup>rd</sup>) trip inspection be necessary due to an inspection violation or any misrepresentation of information, a \$40.00 fee will be required.

**Additional Permits Requirements:**

- 1. A plumbing permit, in the amount of \$40.00, will be required for an inspection of the installation of public water supply lines.
- 2. A mechanical permit and inspection will be required for the installation of an air conditioning unit in the amount of \$40.00.

## MANUFACTURED/MOBILE HOME REGULATIONS

**4.7.2 Steps And Stairway.** Stairways shall not be less than three feet (3') in clear width. Handrails may project from each side of a stairway a distance of 3½ inches into the required width. When risers are closed, all treads may have a uniform projection not to exceed an inch. Maximum riser height shall be 8¼ inches and minimum tread depth of 10 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" inch. The height of the riser from the top tread, platform, or porch into the home may be less than the uniform riser height but shall not exceed 8½ inches below the top of the threshold. Where the bottom riser of an exterior stair adjoins an exterior walk, porch, driveway, patio, garage floor, or finish grade, the height of the riser may be less than the height of the adjacent risers. A continuous handrail, thirty to thirty-four inches (30" to 34") in height measured vertically from the nosing of the treads, shall be installed on all open sides of stairs exceeding thirty inches (30") in height that lead to a door, platform, porch, terrace or entrance platform. Every porch, terrace, or entrance platform thirty inches (30") above adjacent finished grade shall be equipped with railings or guards not less than thirty-six inches (36") high. Stairs, where built of wood, shall be constructed of approved durable or treated wood.

**4.5.7 Elevated Manufactured/Mobile Homes.** When more than one-fourth of the area of a manufactured/mobile home is installed so that the bottom of the main frame members are more than 3 feet above ground level, the manufactured/mobile home stabilizing system shall be designed by a qualified Professional Engineer or architect. Plans and specifications for the set-up, bearing the seal of a Professional Engineer or Architect, shall be left with the homeowner or Building Official. Set-up will be subject to inspection by local Building Officials.

**R312.1 General.** A minimum of 3 foot by 3 foot (914 mm by 914 mm) landing shall be required on each side of an egress door. The floor or landing shall not be more than 1½ inches (38 mm) lower than the top of the threshold.

**Exceptions:**

1. At the top of a flight of stairs, provided the door does not swing over the stairs.
2. The landing at the exterior doorway shall not be more than 8¼ inches below the top of the threshold, provided the door does not swing over the landing.
3. Exterior storm and screen doors are exempt from the requirements for landings.
4. At the bottom of an interior flight of stairs, there may be a door between the landing and stair.

**R315.1 Handrails.** Handrails having minimum and maximum heights of 30 inches and 38 inches (864 and 965 mm), respectively, measured vertically from the nosing of the treads shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with four or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrail.

**Exceptions:**

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout or starting easing shall be allowed over the lowest thread.

**R315.2 Handrail grip size.** The handgrip portion of handrails shall have a circular cross section of 1¼ inches (32 mm) minimum to 2 5/8 inches (67 mm) maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch (3.2 mm).

**Exception:** Exterior handrails shall not be more than 3½ inches in cross-sectional dimension.

**316.1 Guards required.** Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 30 inches (762 mm) in height measured vertically from the nosing of the treads.

**316.2 Guard opening limitations.** Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of an object 6 inches (152 mm) or more in diameter. Horizontal spacing between the vertical members in required guardrails shall be a maximum of 4 inches (102 mm) at the nearest point between members.

**Exception:** The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such size that a sphere 6 inches (153 mm) cannot pass through.

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**1. For Double Wide**

- A. Footing inspections: If footings are to be poured, must be inspected before concrete is poured.
- B. Marriage wall and insulation around marriage wall and bonding before covering up.
- C. "All masonry underpinning" must meet section 4.4.5 of state of North Carolina for MANUFACTURED/MOBILE HOME CODE.
- D. All homes shall have ventilation if skirted. Call office for amount required.
- E. Access shall be provided to the crawl space by either a minimum 18 inches high by 24 inches wide (18"x 24") door or by panels which are removable without the use of tools.

**2. Blocking & Tie downs must be completed**

Overhead ties must be in place on all older mobile homes and on new homes if not pre-installed. Require certificates of results for penetrometer test and torque value for type anchors used prior to a final. Papers are required for final!  
Any manufactured/mobile home which has over ¼ of area over 36" from rail to ground (see sec. 4.5.7 on back of this sheet).

**3. Electrical work must be completed from trailer to meter base.** All marriage wall electrical connections must be done by a licensed electrician.

**4. Sewer lines must be connected to sewer system (tank or public sewer).**

If owner changes sewer pipe type from ABS (black) to PVC (white), he must use a no-hub connector or an approved connector.

- A. If a mobile home drainage or water system is not factory installed, then it would not fall within the purview of 21 NCAC 50.0506 (A), and the Licensing Requirement of General Statutes Chapter 87, Article 2 would apply. Would require North Carolina License Plumbing contractor to hook up sewer or water.

**5. Water supply to the trailer must be connected!**

If water is supplied from well, work must be completed along with electrical connection.

**6. Steps (stairs) and handrails must be connected.**

- 1. Steps must be either metal, treated wood, brick, or block (brick or block must be cemented together).
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**Additional Permits Requirements:**

- 1. A plumbing permit, in the amount of \$40.00, will be required for an inspection of the installation of public water supply lines.
- 2. A mechanical permit and inspection will be required for the installation of an air conditioning unit in the amount of \$40.00.

